



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: July 20, 2020

AGENDA ITEM: Consider Approval of the Guaranteed Maximum Price for Phase 1 – Early Grading Package for Elementary School No. 6

PRESENTER: Earl Husfeld, Chief Financial Officer and Tyler Boswell, Director of Construction and Facilities

BACKGROUND INFORMATION:

- As you are aware, the Elementary School No. 6 construction project is included in the 2019 Bond Program.
- At the January 13, 2020 board meeting, the Board of Trustees approved Construction Manager At-Risk (CMAR) as the procurement method to be used for the construction of Elementary School No. 6.
- At the February 24, 2020 board meeting, the Board of Trustees approved Buford-Thompson Company, LLC (BTC) as the CMAR for this project.
- At the March 30, 2020 board meeting, the Board of Trustees approved the schematic design for Elementary School No. 6.
- The design team for Elementary School No. 6, consisting of PBK Architects (PBK), BTC, Teague, Nall & Perkins, and Aledo ISD staff, determined it would be advantageous for the project schedule to put together an early grading package for Phase 1 of a Guaranteed Maximum Price (GMP).
- Advertisements for the bidding occurred on Friday, June 25, and Friday, July 3, with bids received on Tuesday, July 7.
- The design team was pleased with the number and quality of the bids received.
- In order to start the earthwork portion of this project by August 3, we are presenting to you for consideration the Guaranteed Maximum Price (GMP) for Phase 1 – Early Grading Package.
- Approval of this early grading package will allow BTC to start “moving dirt” for the building pad site while the design team continues to finalize the building design.
- Representatives of PBK and BTC are available to answer any questions you may have.

FISCAL INFORMATION:

The GMP for Phase 1 – Early Grading Package for Elementary School No. 6 is \$1,058,058 and will be paid with 2019 bond funds for Elementary School No. 6.

ATTACHMENTS:

GMP Amendment to the BTC contract for Phase 1 – Early Grading Package.

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the Guaranteed Maximum Price Amendment to the Buford-Thompson Company, LLC contract for Phase 1 – Early Grading Package for Elementary School No. 6 as presented.

AIA[®] Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

Aledo ISD New Elementary School #6 – Rough Grading Package

THE OWNER:

(Name, legal status and address)

Aledo Independent School District
1008 Bailey Ranch Road
Aledo, Texas 76008

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Buford-Thompson Company, LLC
1450 N. Jim Wright Freeway
White Settlement, TX 76108

The Architect:

(Name, legal status and address)

PBK Architects, Inc.
11 Greenway Plaza, Suite 2210
Houston, Texas 77046

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum as that term is defined in Article 5.1 of the Agreement, consists of the total of the Construction Manager's Fee plus the Cost of the ~~Work~~, Work as that term is defined in Article 6 of this Agreement, plus the general conditions as that term is defined in Article 5.1.4 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed One Million, Fifty-Eight Thousand, Fifty-Eight Dollars (\$ 1,058,058), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, general conditions, and other items that comprise the Guaranteed Maximum Price.

(Provide below or reference an attachment.)

Refer to the attached Exhibit B – Itemized Statement of Guaranteed Maximum Price dated July 13, 2020, consisting of 4 pages.

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§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

none

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
<u>Owner Contingency</u>	<u>\$21,161</u>
<u>CM Contingency</u>	<u>\$21,161</u>

§ A.1.1.5 ~~Assumptions~~, Assumptions and Clarifications, if any, on which the Guaranteed Maximum Price is based:

Refer to the attached Exhibit C – Assumptions and Clarifications, dated June 13, 2020, consisting of 1 page.

§ A.1.1.6 The Guaranteed Maximum Price is based upon the General Conditions of the Contract, as amended, and the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
<u>A133-2009</u>	<u>Standard Form of Agreement Between Owner and Construction Manager</u>	<u>6/23/2020</u>	<u>28</u>
<u>A201-2007</u>	<u>General Conditions of the Contract for Construction</u>	<u>6/23/2020</u>	<u>79</u>

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Refer to the attached Exhibit D – Listing of Specifications, dated July 7, 2020, consisting of 1 page.

Section	Title	Date	Pages
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§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

Refer to the attached Exhibit E – Listing of Drawings, dated July 7, 2020, consisting of 1 page

Number	Title	Date
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§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:

(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

none

§ A.1.1.10 The Guaranteed Maximum Price is based on the following Unit Prices: N/A

§ A.1.1.11 The Guaranteed Maximum Price is based on the following costs for trench excavation safety protection: N/A

§ A.1.1.12 The Guaranteed Maximum Price is based on the following costs for special shoring requirements: N/A

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

TBD with building package

OWNER (Signature)

Dr. Susan Bohn Superintendent
Aledo Independent School District
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Sammy Martin President
Buford-Thompson Company, LLC
(Printed name and title)

Init.

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with this certification at 18:57:02 ET on 07/13/2020 under Order No. 2475174476 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2009 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than changes shown in the attached final document by underscoring added text and striking over deleted text.

(Signed)

(Title)

(Dated)



Exhibit B
Itemized Statement of Guaranteed Maximum Price

July 13, 2020

Project: Aledo Elementary School No. 6 - Rough Grading Package
Location: Annetta, TX
New Sq. Ft: 107,391
Budget: \$0
Unit Cost: \$0 / sf
Duration: 2 months

Bid Date: 7/7/2020
Revised Date: 7/13/2020
Total Cost: \$1,058,058
Unit Cost: \$10 / sf
Addenda: 1
Completion Date: 9/30/2020

Private Site	Public Road
Work -	Work -
Accounting	Accounting
Breakdown	Breakdown
\$837,503	\$220,556

Cost Code	Description		Material	Contractor	Total	Notes	Alt. #1	Alt. #2
01-101-10	General Conditions						\$79,273	\$22,359
	Project Manager		\$23,652	\$0	\$23,652			
	Assistant Project Manager		\$11,548	\$0	\$11,548			
	Superintendent		\$31,537	\$0	\$31,537			
	Assistant Superintendent		\$21,319	\$0	\$21,319			
	Project Office		\$2,169	\$0	\$2,169			
	Storage Container		\$477	\$0	\$477			
	Internet Service		\$1,680	\$0	\$1,680			
	Office Furnishings		\$500	\$0	\$500			
	Office Equipment		\$750	\$0	\$750			
	Dumpsters and Hauling		\$8,000	\$0	\$8,000			
99-220-01	GL & Pollution Liability Insurance	0.53%	\$5,608	\$0	\$5,608		\$4,439	\$1,169
99-220-10	Builders Risk Insurance	0.13%	\$1,375	\$0	\$1,375		\$1,089	\$287
99-220-15	Payment & Performance Bonds		\$14,363	\$0	\$14,363		\$11,369	\$2,994
99-235-20	Construction Manager Fee	2.25%	\$23,806	\$0	\$23,806		\$18,844	\$4,963
01-930-00	Allowances							
01-930-01	Owner Contingency	2.00%	\$21,161	\$0	\$21,161		\$16,750	\$4,411
01-930-02	CM Contingency	2.00%	\$21,161	\$0	\$21,161		\$16,750	\$4,411
01-200-20	Package 1A - Construction Facilities & Temporary Services					Lump Sum Bid BTC	\$108,014	\$30,466
	Field Engineering							
	Site Engineering			\$10,000	\$10,000			
	Utility Locates			\$7,500	\$7,500			
	Temporary Structures							
	Deliver & Set-Up Project Office			\$2,500	\$2,500			
	Deliver & Set-Up Storage Container			\$500	\$500			
	Temporary Toilets			\$3,200	\$3,200			
	Temporary Fencing			\$35,000	\$35,000	Whole Project		
	Staging Compound			\$8,000	\$8,000			
	Temporary Roads			\$10,000	\$10,000			
	Project Sign			\$2,500	\$2,500			
	Temporary Barricades			\$5,000	\$5,000			
	Safety							
	Safety Supervisor			\$6,500	\$6,500			
	Jobsite Safety			\$1,230	\$1,230			
	Temporary Utilities							
	Temporary Electric Service for Project Office			\$700	\$700			
	Temporary Electric Service for Construction			\$5,000	\$5,000			
	Temporary Water Service			\$5,000	\$5,000			

FORT WORTH
P.O. Box 151629
Fort Worth, Texas 76108
P: (817) 467-4981

EL PASO
1370A Pulman Drive
El Paso, Texas 79936
P: (915) 857-7979



Exhibit B
Itemized Statement of Guaranteed Maximum Price

July 13, 2020

Cost Code	Description	Material	Contractor	Total	Notes	Alt. #1	Alt. #2
	Temporary Services						
	Water, Cups, & Ice		\$1,000	\$1,000			
	Office Supplies		\$1,000	\$1,000			
	Computers		\$1,000	\$1,000			
	Postage		\$350	\$350			
	Construction Plans		\$1,500	\$1,500			
	Advertising Costs		\$500	\$500			
	Construction Photos		\$500	\$500			
	Office Security		\$8,000	\$8,000			
	Cleaning & Waste Management						
	Clean-Up Labor		\$10,000	\$10,000			
	Equipment						
	Equipment Rental		\$2,500	\$2,500			
	Fuel		\$5,000	\$5,000			
	Miscellaneous Small Tools		\$2,000	\$2,000			
	Permits						
	SWPPP Permit		\$2,500	\$2,500			
31-010-10	Package 31A - Earthwork	\$0	\$559,972	\$559,972	Lump Sum Bid RPM xConstruction	\$447,985	\$111,987
	Applicable Specifications / Specified Products						
	Specification 31 00 00 - Earthwork		Included				
	Specification 31 00 01 - Earthwork under Building Pad - Revised per Addendum #1		Included				
	Specification 31 10 00 - Site Clearing		Included				
	Project Specific Earthwork Work						
	Site demolition		Included				
	All items as shown on Drawing C1.02- Revised per Addendum #1, including:		Included				
	Removal and haul-off		Included				
	Gravel		Included				
	Fencing		Included				
	Water trough		Included				
	Buildings		Included				
	Trees and shrubs		Included				
	Remove existing water well per Addendum #1-Item 1.03		Included				
	Debris and other misc. items-per Addendum #1		Included				
	Site clearing		Included				
	Clear and grub the site as shown on Drawing C1.02-Revised per Addendum #1		Included				
	Strip and stockpile reusable topsoil from grading limits		Included				
	Rough grade site		Included				

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P.O. Box 151629
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Exhibit B
Itemized Statement of Guaranteed Maximum Price

July 13, 2020

Cost Code	Description	Material	Contractor	Total	Notes	Alt. #1	Alt. #2
	Grade site per contours as shown on C1.09, C1.10, C1.11-Revised per Addendum #1		Included				
	Perform all excavation		Included				
	Perform all fill operations-import fill per grades		Included				
	Grading and compaction of earth within .10'		Included				
	Grading Notes 1 through 13-Drawing C1.09-Revised per Addendum #1		Included				
	Public roadway improvements-Break out cost separately		Included				
	Grading at Insets A, B, C-Drawing C1.12-Revised per Addendum #1		Included				
	Building pad preparation-Drawing C1.09-Revised per Addendum #1		Included				
	Modified subgrade prep (noted in legend) per Notes 1 through 5		Included				
	Structural slab prep (noted in legend)		Included				
	Moisture conditioned soils with 1' select fill cap per Specification 31 00 01, Paragraph 3.3-Revised per Addendum #1		Included				
	Structural slab on voids prep (noted in legend)		Included				
	Subgrade prep per Specification 31 00 01-Revised per Addendum #1		Included				
	Tank subgrade (noted in legend)		Included				
	3' flexbase on compacted subgrade		Included				
	Erosion Control		Included				
	Drawing C1.17-Revised per Addendum #1		Included				
	Construction entrance per Notes 1 and 2		Included				
	Silt fence per Notes 1 through 11		Included				
	Water Storage for Construction		Included				
	Provide a water tank for construction		Included				
	General Earthwork Work		Included				
	Erosion Control BMPs		Included				
	Site clearing		Included				
	Topsoil stripping		Included				
	General site excavation		Included				
	Prepare building subgrade +/- 0.1'		Included				
	Subgrade preparation for pavements +/- 0.1'		Included				



Cost Code	Description	Material	Contractor	Total	Notes	Alt. #1	Alt. #2
	Cut to sugrade, scarify and recompact		Included				
	Prepare for lime stabilization (lime stabilization is not included in this package)		Included				
	Sidewalk rough grade prep		Included				
	Disposal of spoilage		Included				
	Estimated Cost of Work						
31-010-31	Temporary Water Coordination	\$35,000	\$0	\$35,000		\$27,300	\$7,700
31-010-32	Pumping and Dewatering	\$8,500	\$0	\$8,500		\$6,630	\$1,870
31-010-33	Rock Excavation	\$5,000	\$0	\$5,000		\$3,900	\$1,100
31-010-34	Temporary Site Access Provisions	\$5,000	\$0	\$5,000		\$3,900	\$1,100
31-010-35	Temporary Power Coordination for Well	\$7,500	\$0	\$7,500		\$5,850	\$1,650
31-010-36	Construction Entrance Coordination	\$5,500	\$0	\$5,500		\$4,290	\$1,210
31-010-37	Site Demo Coordination	\$15,000	\$0	\$15,000		\$11,700	\$3,300
31-010-38	Well Removal Coordination	\$9,500	\$0	\$9,500		\$7,410	\$2,090
31-010-39	Final Moisture Conditioning / Select Fill Coordination	\$50,000	\$0	\$50,000		\$39,000	\$11,000
31-010-20	BTC Self-Performed Work				Lump Sum Bid BTC	\$23,010	\$6,490
	Maintain SWPPP BMP's	\$0	\$1,000	\$1,000			
	Dust Control	\$0	\$15,000	\$15,000			
	Street Sweeping	\$0	\$5,000	\$5,000			
	Tree Protection Maintenance	\$0	\$1,000	\$1,000			
	Traffic control Measures	\$0	\$7,500	\$7,500			
	Construction Costs	\$330,106	\$727,952	\$1,058,058		\$837,503	\$220,556

Exhibit C – Assumptions and Clarifications
Aledo I.S.D. Elementary School #6 for Aledo Independent School District
 June 13, 2020

1.	The GMP includes a contingency for the Owner’s exclusive use as directed by the Owner’s representative without additional approval from the Board of Trustees as defined in Article 2.2.4 of the A133 Contract in the amount of \$21,161. All unused funds (100% of savings) from the Owner’s Contingency will be returned to the Owner.
2.	The GMP includes a contingency for the Construction Manager’s exclusive use to cover costs considered as reimbursable as the Cost of Work as defined in Article 2.2.4 of the A133 Contract in the amount of \$21,161. All unused funds (100% of savings) from the Construction Manager Contingency will be returned to the Owner.
3.	The GMP and date of substantial completion have been set to reflect what is believed to be a reasonable outcome as of the date of this document. All factors outside of BTC’s control, including unpredictability related to COVID-19, are excluded from the GMP and date of substantial completion. The GMP may need to be increased and the date of substantial completion may need to be extended with a change order if factors outside of BTC’s control become apparent. Additionally, since the GMP and schedule is based on a reasonable outcome as of the date of this document, if factors outside of BTC’s control create the need for extended time in the schedule, general conditions and staffing costs shall be increased according to the contracted rates for the same amount of time as the schedule is extended.
4.	The GMP does not include tap fees, meter fees, activation fees, and impact fees.
5.	The GMP does not include the cost for new utility provided transformers, meter relocations, service upgrades, etc. This includes the electrical service, gas service, or water service.
6.	The GMP does not include the cost for any design fees, such as architectural, MEP, or civil engineering.
7.	The GMP does not include any cost for TXDOT permitting.
8.	The GMP does not include any costs for repairs of unknown, underground utilities. BTC will perform work in a non-negligent manner to avoid damage to potential unknown utilities, but if damage occurs, the cost of repairs caused to unknown utilities will be taken from the Construction Manager Contingency.
9.	The GMP does not include the cost to provide Certified Payroll Accounting or Documentation by BTC or any of the subcontractors.
10.	The GMP does include the cost for finish grading e.g. fine grading, final grading, spreading of topsoil, importing topsoil, or backfilling of curbs and sidewalks. Finish grading will be part of the building package phase of work.
11.	The GMP does not include any cost for work shown on plan sheets C1.14, C1.15, C1.16, C5.01, C5.02, or C5.03 as these sheets are for information only.
12.	The GMP does not include the cost for lime stabilization of paving subgrades. Lime stabilization will be a part of the building package phase of work.
13.	The GMP does not include handling or removal of hazardous materials.
14.	The GMP is based on moisture conditioning for the slab on grade at areas that are cut from existing grade to be as follows: Cut exiting material to 2.5 feet below final subgrade, the bottom of this area will be scarified to a depth of 8”, then moisture conditioned soil a depth of 1.5 feet will be placed over the scarified area, then 1’ of select fill will be placed over the moisture conditioned soil and bring the building pad to the correct subgrade elevation to pour the slab.

EXHIBIT D - LISTING OF SPECIFICATIONS
Aledo Independent School District
Elementary School #6 – Rough Grading Package
July 7, 2020

Specifications Dated 06/22/2020
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<i>Section No.</i>	<i>Title</i>
DIVISION 00	PROCUREMENT AND CONTRACTING REQUIREMENTS
00 00 00	Project Manual Cover
00 00 10	Table of Contents
00 31 00	Non-Asbestos, Lead, and PCD Use Affidavit
00 31 32	Geotechnical Data
00 40 11	Felony Conviction Notification
00 40 17	Certification of Criminal History Record
00 40 18	Conflict of Interest Questionnaire
00 40 20	Certificate of Interested Parties – Form 1295
00 40 21	Prevailing Wage Rate Determination
00 45 00	Affidavit of Non-Discriminatory Employment
00 65 15	Statutory Lien Waiver
DIVISION 01	GENERAL REQUIREMENTS
01 10 00	Summary
01 25 13	Product Substitution Procedures
01 25 13.01	Request for Substitution Form
01 26 00	Contract Modification Procedures
01 29 00	Payment Procedures
01 29 73	Schedule of Values
	Schedule of Values – Sample
01 31 00	Project Management and Coordination
01 32 00	Construction Progress Documentation
01 32 33	Photographic Documentation
01 33 00	Submittal Procedures
01 40 00	Quality Requirements
01 42 00	References
01 45 23	Testing and Inspection Services
01 50 00	Temporary Facilities and Controls
01 57 23	Temporary Storm Water Pollution Control
01 60 00	Product Requirements
01 73 00	Execution
01 73 29	Cutting and Patching
01 78 39	Project Record Documents
DIVISION 31	EARTHWORK
31 00 00	Earthwork
31 00 01	Earthwork Under Building Pad
31 10 00	Site Clearing

ADDENDUM NO. 1 DATED JULY 2, 2020

END OF DOCUMENT

EXHIBIT E - LISTING OF DRAWINGS
Aledo Independent School District
Elementary School #6 – Rough Grading Package
July 7, 2020

Drawings dated 06/22/2020

GENERAL

G-000 Cover Page
G-001 Sheet Index

CIVIL

C1.01 Existing Topography Plan
C1.02 Demolition Plan
C1.03 Overall Site Plan
C1.04 Site Plan – West
C1.05 Site Plan – East
C1.06 Overall Dimensional Control Plan
C1.07 Dimensional Control Plan – West
C1.08 Dimensional Control Plan – East
C1.09 Overall Grading Plan
C1.10 Grading Plan – West
C1.11 Grading Plan – East
C1.12 Grading Notes
C1.13 Drive Profiles
C1.14 Overall Paving Plan
C1.15 Paving Plan – West
C1.16 Paving Plan – East
C1.17 Erosion Control Plan
C5.01 Street A Plan & Profile Begin to STA 4+00
C5.02 Street A Plan & Profile STA 8+00 to End
C5.03 Street A Plan & Profile STA 4+00 to STA 8+00

ADDENDUM NO. 1 DATED JULY 2, 2020

END OF DOCUMENT